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April 28, 2016

Ms. Kate Rakus, AICP
Senior Planner, Zoning
Department of City Planning
Division of Zoning and Development Review
200 Ross Street, Suite 309
Pittsburgh, PA 15219

Subject: University of Pittsburgh Trees Field Renovations – Job No. X6062
Planning Commission Criteria Response

Dear Ms. Rakus:

CDM Smith is pleased to provide the following in response to Planning Commission criteria for consideration in the review of the Trees Field Renovation project for the University of Pittsburgh.

1. **Natural landforms shall be maintained to the maximum extent possible.** The majority of the facility is designed within the footprint of the existing Trees Field athletic facility and is consistent with the existing grades. The exception is the area incorporating an MSE retaining wall along a portion of the northern slope to accommodate the area required to clear snow and maintain the air supported structure. This wall has been designed to minimize disruption beyond the existing facility footprint to the extent made practicable by utilizing the maximum slopes and wall height allowable per City requirements.
2. **The scale of the structure shall be contextual with proximate structures of the same use.** The structures proposed for the site are consistent in material and size with other University covered athletic facilities and support structures located within the Commonwealth.
3. **Attached single family residential units shall employ architectural, materials, or color variations to allow the units to read as individual units.** No single family residential units are proposed for the site.
4. **The proposed development shall minimize impervious surfaces.** Impervious surfaces are limited to the air supported structure, the adjacent maintenance structure and HVAC slabs, and pavements required to provide ADA accessibility for each athletic field and snow removal and maintenance access around the air structure. The synthetic turf fields open to the elements are pervious and the underlying soils provide infiltration rates exceeding the rates of the proposed turf fields.



5. **The proposed development shall employ foundations that include ground contours, embankments, vegetation or other such measures.** The proposed MSE wall will be stepped to be consistent with the contours of the existing slope. Vegetation (shrubs) have been proposed within the terraces and shade trees proposed at the limits beyond the wall,
6. **Development shall be set back fifty (50) feet in both directions from the edge of the SS-O boundary when it occurs at either the Ridgeline or Base.** Exterior of proposed grade beam for the air supported structure is 22'-0" from the rear face of the top of retaining wall.
7. **Parking areas shall be internal to the primary structure or screened from view through vegetation or architectural features.** No additional parking is proposed on the site. Existing surface lot will be utilized which is currently screened from view through vegetation.
8. **Utilities and mechanical equipment (including but not limited to HVAC equipment) and storage areas (refuse or otherwise) shall be screened from view.** Electrical utilities are underground. HVAC equipment will be placed adjacent to the foot of the existing south concrete retaining wall, located between the wall and the air structure, and will be screened from view.
9. **All on-site lighting shall be shielded to prevent light spillover onto adjacent properties.** All site lighting proposed will either be shielded or high cut-off to prevent light spillover. All athletic field lighting replaces existing athletic field lighting.
10. **Vegetation removal solely to create views is prohibited; views to the site shall be considered to be as important as views from the site.** Vegetation will be removed only as necessary to construct the MSE wall. New vegetation is proposed (see Item 5), to screen the wall.
11. **The proposed structure shall minimize the need for vegetation removal with the exception of invasive species.** Vegetation will be removed only as necessary to construct the MSE wall. New vegetation is proposed (see Item 5), to screen the wall.
12. **Vegetation with similar appearance and growing requirements as existing proximate vegetation (excepting invasive species) or native species shall be employed in revegetating the site.** Current vegetation on site scheduled for removal for wall construction includes invasive vines and shrubs. Proposed vegetation will consist of native species suited to the location.
13. **Natural drainage patterns shall be maintained to the extent physically possible.** The current site was developed for athletic fields. The proposed site development is similar will house new synthetic turf fields and will maintain existing drainage patterns.



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14. **Stormwater runoff from impervious surfaces shall be collected and transported from the site rather than directed or allowed to flow onto adjacent properties or rights-of-way.** All proposed stormwater runoff from impervious surfaces will be captured and directed to the underground storm water detention system. This system consists of an infiltration bed, perforated aluminum pipes, and precast water quality chambers with orifice plates. No surface runoff will be directed onto adjacent properties or right-of-ways.

Please don't hesitate to contact me directly at (412) 208-2430 should you have any questions.

Sincerely,

Gregory McDowell

Gregory McDowell
Project Manager
CDM Smith Inc.

cc: Lizette Williams-Rios
Mike Pappas
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